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Simon W. Baker B.Ed MBA MISPAL
Chief Executive

MOORLANDS PARTNERSHIP BOARD AGENDA

Date: Wednesday, 27 June 2018

Time: 10.30 am

Venue: The Dove Room, Moorlands House, Stockwell Street, Leek

19 June 2018

PART 1

1. Apologies.
2. To Approve the Minutes from the Previous Meeting. **(Pages 3 - 6)**
3. Disclosure of Interests:
 - Disclosable Pecuniary Interests:
 - Other Interests
4. Financial Review and Summary of Projects. **(Pages 7 - 12)**
5. Current Status of Projects **(Pages 13 - 16)**
6. Approval of Projects **(Pages 17 - 22)**
7. Any Other Business.

SIMON BAKER CHIEF EXECUTIVE

Membership of Moorlands Partnership Board

Councillor H Sheldon MBE (Chair)	Councillor A Forrester (Vice-Chair)
Councillor R Alcock	Councillor A Banks
Councillor J Bull	Councillor J Davies
Councillor E Fallows	Councillor A Hart
Councillor I Lawson	Councillor C Pearce
Councillor T Riley	Councillor D Shaw
Councillor E Wain	H Jebb
Whitehouse	S Wales

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STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

MOORLANDS PARTNERSHIP BOARD MEETING

Minutes

WEDNESDAY, 14 MARCH 2018

PRESENT: Councillor H Sheldon MBE (Chair)

Councillors E Fallows, A Forrester, A Hart, H Jebb, I Lawson,
C Pearce and T Riley.

IN ATTENDANCE: J Brooks Regeneration Officer
S Hampton Member and Community Services Officer
J Percival Finance Business Partner
R Tuffrey Principal Regeneration Officer

APOLOGIES: Councillors J Davies and D Shaw.

15 **TO APPROVE THE MINUTES FROM THE PREVIOUS MEETING.**

RESOLVED: That the Minutes of the Meeting held on the 8th November 2017 be approved as a correct record and signed by the Chair.

16 **DISCLOSURE OF INTERESTS:**

Agenda No.	Member Declaring Interest	Nature of Interest
Agenda Item 6 - Projects in Biddulph.	Cllr A. Hart	Other – A member of the Peak District National Park Planning Committee, a member of Biddulph Town Council, Deputy Chair of Peak Leadership Programme, member of the Biddulph Grange Country Park Steering Group and Chair of Biddulph Burial Sub-Committee.
Agenda Item 5 - Endon & Stanley Interpretation Panels - Projects relating to railways	Cllr H. Jebb	Other – Member of Endon and Stanley Parish Council and is a Member of the North Staffordshire Railway Company.

Moorlands Partnership Board - 14 March 2018

Agenda Item 6 - Projects in Biddulph	Cllr H. Sheldon	Other – A member of Biddulph Town Council, Biddulph Grange Country Park Steering Group and Biddulph in Bloom.
Agenda Item 5 - Relating to Cheddleton Station.	Cllr T. Riley	Other – Owns shares in the Cheddleton Railway.
Agenda Item 6 - Funerary Monuments	Cllr E. Fallows	Other – Member of Kingsley Parish Council.

17 FINANCIAL REVIEW AND SUMMARY OF PROJECT ALLOCATIONS 2017/18

The Board received a report introduced by Janice Percival, Finance Business Partner, which provided a financial summary of funding available to the Partnership to allocate during the financial year and included financial tables which provided a summary of grant funding.

RESOLVED - That the report be noted.

18 CURRENT STATUS OF PROJECTS

The Board received a report and presentation on the current status of projects at:-

Bourne Fountain and Butter Cross, Cheadle – *Grant £565 now allocated for cleaning*

14 Market Place, Leek – *Grant application withdrawn*

Gazebo, Whitehough, Ipstones - *Stone repairs complete, the door and leaded windows to be restored this year*

High Street House, Leek – *Works completed and grant paid*

67 Tape Street, Cheadle - *Works delayed and will not commence until 2019.*

9 – 11 High Street Dilhorn - *Works on going and approximately 50% completed*

Endon and Stanley Interpretation - *Panel boards complete, lecterns being repaired works to be completed shortly*

The Trough, Biddulph - *Awaiting commencement*

Leekbrook to Leek (Cornhill) heritage rail link - *All the survey work was now completed and the planning permission had been submitted. Discussions were being held to identify possible sources of funding to deliver the rail link.*

Moorlands Partnership Board - 14 March 2018

Leekbrook Station – *Works had commenced and part of the grant payment had been made.*

Cheddleton Station - *A set of plans and proposals for the repair and refurbishment of the building had been completed.*

Funerary Monuments – *Works had commenced*

Members of the Board queried the architect's survey costs, how the Council had decided which funerary monuments should receive grant funding and if any other funding had been sourced. It was explained that the structures which were considered to be most at risk to the public had been selected for repair and the Council wasn't seeking additional funding from alternative sources. Five survey quotations from Conservation Accredited Architects had been received and some were more costly than the architect which had been appointed. Some members felt that the Council should contact the Diocese for funding towards the restoration of the funerary moments.

RESOLVED: 1) That the report be noted.

2) For the Diocese to be contacted in relation to funding towards funerary monuments.

19 APPROVAL OF PROJECTS

The Board received a report to seek member's approval to allocate grant funding from the Moorlands Partnership Board. At the last meeting £48,000 from the £50,000 budget was allocated to projects in Leek and Biddulph.

This report updated Member's on the detailed applications that had been submitted for the various Biddulph projects as listed below:-

- Continuation of railings along A527
- Well on Tower Hill Road
- Gillow Heath Station
- Biddulph Grange Country Park – Leat Repairs

For the remaining £2,000 officers proposed that these funds were allocated to the repair and restoration of the Cattle Market Cottage in Leek. Due to an underspend from the Leekbrook Railway Project, a total grant of £3287.50 was available to offer.

The property was situated behind the war memorial and adjacent to the Premier Inn. The applicant was keen to restore the slate hipped roof over the ground floor bay and reinstate the original window pattern to the bay window.

Two estimates had been received for the works the lowest of which totalled £6575. A possible 50% grant would total £3287.50 and would result in a full allocation of funds for this year of £50,000.

Discussion also took place in relation to the re-allocation of underspent funds from the Moorlands Partnership Board and the main capital programme.

Moorlands Partnership Board - 14 March 2018

RESOLVED:

1. That Members **APPROVE** a grant of £3287.50 towards the cost of repairs and restoration to Cattle Market Cottage, Leek, subject to the standard grant scheme conditions and the following technical condition:
 - For the gas/electric box to be painted in colour agreed with the conservation officer.

2. That **CABINET** is requested to **APPROVE** the re-allocation of any underspend from the MPB budget for 2017/18 to the MPB budget for 2018/19.

20 **ANY OTHER BUSINESS.**

For the next financial year, it was suggested that the Board may wish to focus on properties which were likely to be included on the Buildings at Risk register such as, Odeon Antiques in Leek and the Royal Oak pub in Cheadle.

The Chair requested that more information was gathered such as if the owners of these properties were prepared to work with the Council. It was anticipated that by the time of the next meeting more information would be available for the Board to consider.

A variety of logos for the MPB were displayed on screen. Members decided that the preferred option was the double wall tie design in green, white and grey.

Councillor Fallows asked if it would be possible for Kingsley Parish Council to apply for MPB grant funding towards the repair of the delegated cemetery gates. It was explained that the Board wouldn't fund maintenance but suggested they make an application to the Board.

The meeting closed at 3.15 pm

_____ Chairman _____ Date

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

**Moorlands Partnership Board
27 June 2018**

TITLE:	Financial Review and Summary of Project Allocations 2018/19
OFFICER:	Executive Director

1 Recommendation

1.1 That the report is noted.

2 Summary

2.1 This report provides a financial summary of funding available to the Partnership to allocate during the financial year. The attached tables provide a summary of the allocation of grant funding (Tables 1 & 2).

2.2 This report is for information but it does allow Members an opportunity to comment on progress.

3 Report

3.1 Environmental Enhancement Grants

Table 1 shows all grants outstanding including those from previous financial years. It shows the date of approval, the amount of the original grant approved and the balances outstanding as at 1 June 2018. Since 1 April 2018, grants have been paid totalling £5,665. All outstanding grants are shown in (Table 1).

3.2 Table 2 provides a summary of Budget Allocations for 2018/19 and grants offered in this financial year. (Table 2).

4 Implications

- 4.1 Community Safety: Nil.
- 4.2 Employees: Nil.
- 4.3 Equality and Diversity/
Equality Impact
Assessment: This report has been compiled in accordance with the Council's Diversity and Equality Policies.
- 4.4 Financial: This report deals with those projects for which funding has already been allocated.
- 4.5 Legal: Nil.
- 4.6 Sustainability: The repair and reuse of historic buildings contributes significantly to sustainability.

Dai Lerner
Executive Director

Background Papers

Moorlands Partnership
Project Applications file
6366

Location

Regeneration Service

Contact

Jo Brooks
Regeneration Officer
0345 129 77 77 ext 3654
or 4148

Decision:

Reason:

Interests Declared:

Table 1**Moorlands Partnership Grant Summary 2018/2019**

Cttee Date	Scheme	Original Grant Approved	Balance of Grant unpaid at 01/06/18
	-	-	
27/03/12	2011/12 Offers 8238/7805 Bourne Fountain, Cheadle	565	0
		565	0
17/03/15	2014/15 Offers 8245/7805 36 Stockwell Steet, Leek	4,000	1,000
17/03/15	Drop Hammer, Cheddleton station	1,725	1,725
17/03/15	Relocate 17th century ceiling panels	5,000	5,000
		10,725	7,725
15/03/16	2015/16 Offers 8246/7805 Gazebo, Whitehough, Ipstones	2,635	2,635
15/03/16	1 Clerk Bank, Leek	4,000	4,000
15/03/16	Listed Funerary Monuments	10,000	7,900
		16,635	14,535
27/09/16	2016/17 Offers 8247/7805 67 Tape Street, Cheadle	3,535	3,535
14/03/17	9-11 High Street, Dilhorne	4,000	1,000
14/03/17	Interpretation panels, Endon	245	245
14/03/17	Trough, Overton Road, Biddulph	2,575	2,575
		10,355	7,355
21/06/17	2017/18 Offers 8248/7805 Leekbrook Station	7,300	5,440
21/06/17	Cheddleton Station	4,000	4,000
21/06/17	Biddulph Country Park, Leat repairs	10,000	10,000
21/06/17	Railing alongside A527	1,509	1,509
21/06/17	Well on Tower Hill Road	550	550
21/06/17	Gillow Heath Station	641	641
14/03/18	Cattle Market Cottage	3,288	3,288
		27,288	25,428
Summary		65,568	55,043

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Table 2

**Moorlands Partnership Board
Financial Update Table 2018/19
Jun-18**

Environmental Enhancement Grants

<u>SUMMARY</u>	Budget 2018/19	Grants Approved	Balance to Allocate
-			
Environmental Enhancements Budget	50,000	0	50,000
Total	50,000	0	50,000

Date Approved	Grants Offered to Date	Maximum Grant Approved	Grants Paid in Year	Funding SMDC Capital
-		-	0 0 0 0	-
	Total	0	0	0
	Balance	50,000		50,000

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STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

Moorlands Partnership Board
27 June 2018

TITLE:	Current Status of Projects
OFFICER:	Executive Director

1. Recommendation

1.1 That the report is noted.

2. Summary

2.1 This report deals with progress to date on those projects awaiting commencement, on site or completed since the last meeting of the Moorlands Partnership Board.

2.2 This report is for information but it does offer Members an opportunity to comment on progress.

3 Background and Detail

Projects Update

2011/2012 OFFERS

Bourne Fountain, Cheadle

Works are now complete and the grant paid. The fountain has been cleaned, the surrounding setts and paving repointed and the cast iron bollards redecorated.

2015/16 OFFERS

Gazebo, Whitehough, Ipstones

The applicant has the builders lined up to start the works but is waiting to discharge his conditions as part of his listed building consent.

2016/17 OFFERS

67 Tape Street, Cheadle

Works delayed and will not commence until Oct 2019. At the last meeting the board agreed to honour an extension to the grant offer to meet this date.

9 – 11 High Street Dilhorne

Officers previously expressed some concerns over the quality of the repointing and the colour choice for the doors. Much of this has been rectified and a partial grant payment of £3,000 has now been made. £1,000 is being retained until all works are complete (brickwork cleaning) and scaffolding removed.

Endon and Stanley Interpretation panels

Repairs complete but awaiting payment.

The Trough – Biddulph

Awaiting commencement.

2017/2018 OFFERS

Leekbrook to Leek (Cornhill) heritage rail link

Planning permission has now been granted for the reinstatement of the rail link. Draft Heads of Terms are being discussed between the Council and the Churnet Valley Railway (CVR). The full cost for construction of the line is circa £810,000. There is an 18-month construction period that would only commence once funding is confirmed. CVR will be responsible for raising the funding to cover the construction costs. Officers have supported CVR to submit an expression of interest application for £494,750 under the European Agricultural Fund for Rural Development (EAFRD). If successful, a full application will need to be made by September 2018.

Leekbrook Station

Works have started on site to restore Leekbrook Station waiting room. The building will be an exact replica of the original and will be finished in the same colour scheme as the adjacent listed signal box. The shell of the building is now erect and the doors and windows are in the process of being fitted. After this, scaffolding will be erected to fit the slated roof and rainwater goods. The building is due for completion in August with an official opening in October.

Cheddleton Station

The architect has now completed a set of plans and proposals for the repair and refurbishment of the building. Once the scope of works is agreed the architect will produce a form of tender to issue to potential building contractors.

Funerary Monuments

The condition survey of all the listed funerary monuments identified as being at risk has been completed and a list of the 4 in the worst condition has been agreed. These are:-

- Chest Tombs at Church of All Saints, Dilhorne;
- Chest Tombs at Church of All Saints, Dilhorne;
- Prince Memorial Church of St Leonard, Ipstones; and
- Yates Memorial, Endon.

A contractor has been appointed to undertake the repair of the above 4 monuments at a cost of £7,456. The total budget for this project is £10,000. To date, the cost of the accredited architect is £3,965. This leaves a remaining budget of £6,035 for funerary repairs. At the last meeting the Boards asked Officers to pursue further funding to enable the repair of all the 'at risk' monuments. Officers have secured a further £1,500 from the SMDC monuments and cemeteries budget. This will enable the above 4 to be repaired as one contract. In addition, Officers have lodged an initial grant enquiry with the Staffordshire Historic Churches Trust to see if there is any additional funding available to continue the programme of repair.

The architects need to obtain faculty approval for the repair works. It is hoped that the repairs works will commence shortly.

Biddulph Town Council Projects

Grant offer accepted but no further update to report.

Biddulph Grange

The Friends of Group have accepted the grant of £10,000 for the restoration of the leat and installation of the interpretation panels. The works to the leat are currently on site and may well be completed at the time of the MPB meeting.

Cattle Market Cottage, Leek

Grant offer accepted but no further update to report.

4 Implications

- | | | |
|-----|--------------------------|---|
| 4.1 | Community Safety: | Nil. |
| 4.2 | Workforce: | Nil. |
| 4.3 | Equality and Diversity: | This report has been compiled in accordance with the Council's Diversity and Equality Policies. |
| 4.4 | Financial Considerations | This report deals with those projects for which funding has already been allocated. |

- 4.5 Legal: Nil
- 4.6 Sustainability: The repair and reuse of historic buildings is an important sustainability objective.

Dai Lerner
Executive Director

Background Papers

Project Applications
File 6366

Location

Regeneration Service

Contact

Jo Brooks
Regeneration Officer
0345 129 7777 ext 3654

Decision:

Reason:

Interests Declared:

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

Moorlands Partnership Board 27 June 2018

TITLE:	Approval of Projects
OFFICER:	Executive Director

1. Reason for the Report

- 1.1 The purpose of this report is to seek members' approval to allocate grant funding from the Moorlands Partnership Board (MPB). The budget for this year is £50,000. Last year the Board took a more strategic approach to allocating funds and targeted projects in both Leek and Biddulph.
- 1.2 This year, officers are recommending that funds be targeted towards the repair and restoration of a number of prominent historic buildings. These buildings are listed and have significant heritage value. However, their current condition and appearance is a cause for concern. With this in mind, officers are recommending that the MPB allocate funds to consolidate and repair 3 key prominent buildings within Leek.

2. Recommendations

- 2.1 That Members approve a grant of £4,000 for Foxlowe Arts Centre, Market Place, Leek towards the cost of repairing the external envelope of the building, at an estimated budget of £117,481. The work will be subject to the standard grant scheme conditions and the following technical conditions:-
 - That the relevant listed building consents (if necessary) are obtained prior to executing works on site; and
 - Given the listed status of the building, a detailed specification for the repair of the building is agreed with the Council prior to obtaining estimates to ensure that the project employs best conservation practices.
- 2.2 That Members approve a grant of £20,000 towards a temporary roof covering at Big Mill, Leek. The work will be subject to the standard grant scheme conditions and the following technical conditions:-

- The grant is recovered if the works are not started by 1 August 2018. This will allow the reallocation of the grant before the end of the financial year.
- 2.3 Note the completion of a condition survey at Victoria Buildings (Odeon Antiques) and consider an in-principle grant allocation of £26,000 towards the repair of the building subject to:-
- The submission of a detailed grant application for consideration by the MPB at its November meeting, prior to making a formal grant offer.

3. Summary

- 3.1 This report allows members to consider applications for Environmental Enhancement Grants for funding toward projects within the district.

4. Report

Foxlowe Arts Centre, Leek

- 4.1 A grant application has been received from the trustees of the Foxlowe Arts Centre in Leek. The property is both listed (Grade II) and falls within the Leek Conservation Area. It commands a prominent location, being located at the head of the Market Place in Leek. Whilst structurally sound, the building's condition is dilapidating and decaying. In the long term, there are plans to improve the first floor access and increase the size and technical resources of performance spaces. However, they cannot proceed with this until the exterior is repaired and secured. Following on from a very detailed condition survey, the following works are urgently required:-

- Eliminating rot in the roof;
- Replacing damaged brickwork, coping and rainwater goods;
- Repair/replace rotten window frames; and
- Removal of failed cement render and replacement with a suitable lime render.

The overall project budget for the above works is £117,481 (this includes architects and professional fees, VAT and a 10% contingency). The trustees have made a bid of £100,000 to the HLF. The outcome of the bid will be known on 6 July 2018. In order to cover the shortfall the trustees have requested a grant of £4,000 with additional funds being raised from other sources.

The Foxlowe Arts Centre provides a community-led venue for music, theatre and poetry. It provides a gallery for regional arts and craftspeople, heritage exhibitions, a cinema, a self-help garden, a lively café with start-up studios for creative enterprises and a public platform for dozens of existing community groups. It is a well-used and cherished community facility.

Recommendation

That Members approve a grant of £4,000 (inc VAT) towards the external repair of Foxlowe Arts Centre subject to the conditions set out in 2.1 above.

Big Mill, Leek

- 4.2 Big Mill is a listed building (grade II), prominently located in the Leek Conservation Area on the main road into Leek from Macclesfield. Officers have been in discussion with the owner regarding his plans to convert the building into 44 flats. These proposals take up an earlier consent for conversion of the Big Mill, Shade Mill and the Wardle Davenport Mill granted in 2005. Although the Shade and Wardle Davenport Mills were both converted, the subsequent economic downturn intervened and the development of Big Mill did not proceed. The recent discussions taking place with officers have included a slight increase in the number of flats being created and potential sources of development funding.

The mill has been empty for about 10 years and, more recently, has rapidly deteriorated following the theft of lead from its roof causing internal floors and structural beams to fail. As a consequence, in addition to urging the owner to proceed with his development project, officers have threatened action under the listed building legislation to enforce some temporary and urgent works to be undertaken to prevent the continued rate of deterioration of the historic fabric. Under this procedure, the owner is required to undertake the works prescribed by legal notice by a given date to prevent the Council undertaking the works itself and seeking to recover the cost. However, this procedure carries a significant risk of the Council undertaking the works in default and being unable to recover the cost.

The Council is keen to work in partnership with the owner as much as possible – particularly if the discussions to secure the building's eventual full refurbishment are to be successful. As a consequence, the threat of action has resulted in a limited amount of internal propping being undertaken by the owner who has now also obtained a quotation to place a temporary cover on the roof. The proposals include:

- Erecting an access scaffold to the rear of the building and a safety handrail around the entire perimeter of the parapet wall to the roof.
- Placing pre-made bespoke heavy duty tarpaulin sheets over the existing roof slates and fixing into position via straps attached to the sheets which are then pulled into the building via the top floor windows and fixed to sound anchor points inside.

These works are intended to prevent further ingress of water into the building so as to allow it to dry out prior to development works to convert the building into residential use. Further internal propping may be necessary if there are significant delays in the development of the site going ahead.

The quotation has been prepared by a contractor who is retained to manage security at the site and who has a detailed knowledge of the building and its structural condition. The owner has already spent £12,500 in having the sheets manufactured but is having difficulties in securing the funding necessary to put the sheets into place.

The price quoted is £47,311.74 (inc VAT). This is significantly less than the cost of undertaking the work estimated for the Council at the time of preparing the enforcement schedule. This is largely as the contractor has devised a method of covering the roof which does not require the erection of a full scaffold to the building.

The works are urgently needed if further deterioration of the building is to be halted whilst the discussions about refurbishment are concluded. It is therefore proposed to proceed on the basis of the single price submitted and offer a grant of up to £20,000 towards the cost of these works. By doing this, the Council can avoid exposing itself to the far higher costs if it tried to enforce the repairs under the listed buildings legislation.

Recommendation

That Members approve a grant of up to £20,000 (inc VAT) towards the temporary roof covering to Big Mill subject to the conditions set out in 2.2 above.

Victoria Buildings – Odeon Antiques

- 4.3 Victoria Buildings (encompassing the properties occupied by Odeon Antiques, Boardman's Newsagents, Antiques by Design and the upper floor residential accommodation) occupies a prominent location at the busy town centre junction of St Edward Street and Broad Street in Leek. Given the building's prominence and architectural quality, its deteriorating condition and appearance is causing concern to the public and the Council.

The building is listed and falls within the Leek Conservation Area. It is in split ownership (4) and the Council's Conservation Officer has met with all the owners to discuss the condition of the building and possible repair with grant aid from the MPB. The owners are keen to explore the possibility of grant aid and as a necessary precursor to an application, have agreed to let the Council undertake a costed condition survey of the building.

CTD Architects have been appointed and will start the condition survey on Friday 15 June. Whilst the results will not be available at the time of writing the report. It is hoped that officers can update Members verbally at the committee meeting.

Recommendation

Subject to the outcome of the condition survey and costs, officers recommend that an in principle grant is allocated towards the repair of the building. Dependant upon available funds, the grant allocation would be in the region of £26,000. A formal grant offer would not be made until a grant application for the works is received and considered by the MPB at its November meeting.

5 Implications

- | | | |
|-----|------------------------|---|
| 5.1 | Community Safety: | Nil. |
| 5.2 | Workforce: | Nil. |
| 5.3 | Equality and Diversity | This report has been compiled in accordance with the Council's Diversity and Equality Policies. |
| 5.4 | Financial: | Any funding approvals will be financed from the Partnership's existing allocated budget. |
| 5.5 | Legal: | Nil. |
| 5.6 | Sustainability: | The repair and reuse of historic buildings contributes significantly to sustainability. |

Dai Larner

Executive Director

Background Papers

Project Applications
File 6366

Location

Regeneration Services.

Contact

Jo Brooks
Regeneration Officer
0345 129 7777 ext 3654

Decision:

Reason:

Interests Declared:

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